



St. Charles Parish
Meeting Agenda
Parish Council
Introductions

St. Charles Parish Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
scpcouncil@st-charles.la.us
<http://www.stcharlesparish-la.gov>

Council Chairman Julia Fisher-Perrier
Councilmembers Carolyn K. Schexnaydre, Mary Tastet,
Terrell D. Wilson, William Billy Woodruff, Wendy Benedetto,
Paul J. Hogan, Larry Cochran, Traci A. Fletcher

Monday, February 3, 2014 **6:00 PM** **Council Chambers, Courthouse**
Final

INTRODUCTIONS

ORDINANCES/RESOLUTIONS INTRODUCED FOR PUBLICATION/PUBLIC HEARING

Monday, February 17, 2014, 6:00 pm, Council Chambers, Courthouse, Hahnville

2013-0489 (2/3/2014, St. Pierre, Jr., Department of Planning & Zoning)

An ordinance to amend the Zoning Ordinance of 1981, Ordinance No. 81-10-6, adopted October 19, 1981 to approve the change of zoning classification from M-1 to AV-1 at Lot 3, Square 13, Esperanza Business Park (579 Judge Edward Dufresne Parkway), Luling, as requested by Pintail Contracting Services, LLC on behalf of 310 Investments, LLC.

Legislative History

11/4/13	Department of Planning & Zoning	Received/Assigned PH
1/6/14	Parish President	Introduced
1/6/14	Parish Council	Publish/Scheduled PH
1/21/14	Parish Council	PH Requirements Not Satisfied

Councilman Wilson requested that File No. 2013-0489 be postponed indefinitely and that it be re-introduced at the February 3, 2014 council meeting, to allow necessary time for the Planning & Zoning Commission to satisfy their public hearing at their meeting scheduled for February 6, 2014.

1/21/14	Parish Council	Postponed Indefinitely	Pass
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Discussion: to postpone indefinitely File No. 2013-0489

2/3/14	Parish President	Introduced
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2013-0210 (2/3/2014, Hogan, Schexnaydre, Woodruff)

An ordinance directing the Parish Administration to immediately take the steps necessary to hire the services of Lawson Environmental Services, L.L.C. which provided the Administration a quote of \$10,400 for which the Parish Council budgeted in the 2014 budget to raise and dispose of the sunken vessel "Pretty Boy" from the Scenic Waterway Bayou Des Allemands and to provide the Council Secretary with weekly updates regarding this.

Legislative History

6/3/13	Council Member(s)	Introduced	
6/3/13	Parish Council	Publish/Scheduled PH	
6/17/13	Parish Council	PH Requirements Satisfied	
<i>Reported:</i>			
<i>Councilman Hogan Recommended: Approval</i>			
<i>Speakers:</i>			
<i>Mr. David Wedge, Bayou Gauche</i>			
<i>Mr. Cory Savoie, Luling</i>			
6/17/13	Parish Council	Approved	Fail
<i>Council Discussion</i>			
<i>Proposed resolution failed for lack of a majority by the following vote</i>			
9/16/13	Council Member(s)	Introduced	
9/16/13	Parish Council	Approved	Fail
<i>Reported:</i>			
<i>Councilman Hogan Recommended: Approval</i>			
<i>Council Discussion</i>			
<i>Proposed resolution failed for lack of a majority by the following vote</i>			
2/3/14	Council Member(s)	Introduced	

2014-0024 (2/3/2014, St. Pierre, Jr., Wilson)

An ordinance to approve and authorize the execution of an Act of Onerous Donation by 3C Riverside Properties, LLC, to St. Charles Parish for a certain eighty-five feet wide parcel of property adjacent to the Killona Park at 201 LA 3141 in Killona.

Legislative History

2/3/14	Parish President	Introduced
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St. Charles Parish will upon request and with three (3) days advanced notice provide reasonable accommodation to any disabled individual wishing to attend the meeting. Anyone requiring reasonable accommodation is requested to contact the Office of the Council Secretary at (985) 783-5000 to discuss the particular accommodations needed.

2013-0489

**INTRODUCED BY: V.J. ST. PIERRE, JR., PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. _____

An ordinance to amend the Zoning Ordinance of 1981, Ordinance No. 81-10-6, adopted October 19, 1981 to approve the change of zoning classification from M-1 to AV-1 at Lot 3, Square 13, Esperanza Business Park (579 Judge Edward Dufresne Parkway), Luling, as requested by Pintail Contracting Services, LLC on behalf of 310 Investments, LLC.

WHEREAS, The applicant requests a zoning change from M-1 to AV-1 on the subject property; and,

WHEREAS, The St. Charles Parish Planning and Zoning Commission held the required public hearing on January 16, 2014 on case file PZR-2013-23, and forwarded a recommendation to the Parish Council.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. An ordinance to amend the Zoning Ordinance of 1981, Ordinance No. 81-10-6, adopted October 19, 1981, to approve the change of zoning classification from M-1 to AV-1 at Lot 3, Square 13, Esperanza Business Park (579 Judge Edward Dufresne Parkway), Luling, as requested by Pintail Contracting Services, LLC on behalf of 310 Investments, LLC; and,

SECTION II. To authorize the Department of Planning & Zoning to amend the official St. Charles Parish Zoning Maps to reflect this reclassification from M-1 to AV-1 at Lot 3, Square 13, Esperanza Business Park (579 Judge Edward Dufresne Parkway), Luling, as requested by Pintail Contracting Services, LLC on behalf of 310 Investments, LLC.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

And the ordinance was declared adopted this ____ day of _____, 2014, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: _____

SECRETARY: _____

DLVD/PARISH PRESIDENT: _____

APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: _____

RETD/SECRETARY: _____

AT: _____ RECD BY: _____

Mr. Gibbs: Next item on the agenda is PZR-2013-23 requested by Pintail Contracting Services, LLC on behalf of 310 Investments, LLC for a change in zoning classification from M-1 to AV-1 with a waiver to the requirement that the location shall be served by a federal or state highway at Lot 13, Esperanza Business Park 579 Judge Edward Dufresne Parkway (approx. 4 acres). Council District 2.

Mr. Romano: Mr. Chairman Thank you. The applicant is requesting this rezoning from M-1 to AV-1 (aviation uses) for the purpose of relocating an existing heliport to this lot at 579 Judge Edward Dufresne Parkway. The property fronts on the cul-de-sac and abuts the southbound side of I-310. It is approximately 400-feet from the nearest existing business, and approximately 1,500-feet from the Satellite Center, directly across I-310 from Ashton Plantation Estates—making it approximately 300 feet from the nearest R-1A zoning district. However, the nearest existing residence in Ashton is approximately 1,900 feet from the property.

It should be noted that Section 4 (Transportation System) of the AV-1 Zoning District also states that the AV-1 location shall be served by a federal or state highway. Judge Edward Dufresne Parkway is neither a federal nor state highway.

The site is surrounded on 3 sides by lots zoned M-1 which are currently vacant. Rezoning to AV-1 does not permit all aviation uses requested by the applicants; only the offices, fencing, and vehicular parking area for the facility. All other uses that the owner needs—the heliport, helipad, helistop—require approval of a Special Permit Use from the Planning Commission with a supporting resolution of the Parish Council. An application has been submitted for those uses (PZSPU-2013-17).

In order to receive a recommendation for rezoning approval, all criteria of at least one of the guidelines detailed in the above Applicable Regulations must be met. The Department concludes that this request **meets the second criteria.**

The second test is designed to protect the public interest by preventing traffic congestion and the overburdening public infrastructure and utilities, to ensure compatible land uses, and to maintain a balance of particular zoning districts in proportion to the population. The property fronts on Judge Edward Dufresne Parkway which is built to handle light-industrial traffic with access to River Road, a state highway. The traffic generated by the proposed heliport would be of the same mode—cars, trucks, possibly vans—as what currently accesses Judge Edward Dufresne Parkway. Based on the size of the parcel, and the proposed heliport use, it seems unlikely at the use would generate an amount of traffic sufficient to cause impacts to surrounding properties or the transportation network.

Overcrowding of land or overburden on public facilities is not likely as well. Any infrastructure demands generated by the business above and beyond what is available through existing public infrastructure will be addressed or mitigated by the property owners. Overburdening of other public facilities such schools and parks are not anticipated based on the uses associated with this zoning district.

Pertaining to land or building usage becoming incompatible with the surroundings, the site is located in an existing business park, zoned light-industrial. While heliports are not similar to any existing neighboring uses, many activities associated with the proposed use are similar to other light-industrial uses. Based on the size of the subject property, any development associated with the AV-1 zoning district would be relatively small. Further, uses that might have impacts beyond the range of typical light industrial require a special use permit and site-specific review under the AV-1 zoning district. Therefore, this zoning district affords a higher level of scrutiny for uses such as taxiways, runways, terminals and the like. With the special use permit requirements of the zoning district, it is unlikely that development of the property to AV-1 zoning would result in land use incompatibilities.

There would not be an oversupply of proposed AV-1 activities in proportion to population, land use and public facilities in the neighborhood. There are no similar uses or other AV-1 zoning districts within St. Charles Parish.

The Department recommends rezone Approval.

Mr. Gibbs: Thank you Mr. Romano.

Mr. Booth: I'm a little nervous about the advertisement of Lot 3 and Lot 13 because it causes confusion to the surrounding property owners. Until we can make sure everyone understands surrounding, I think that this one and the next one should be tabled until our next meeting and I make that motion.

PZSPU-2013-17 requested by Pintail Contracting Services, LLC on behalf of 310 Investments, LLC for a Special Permit Use to locate a heliport at Lot 13, Esperanza Business Park, 579 Judge Edward Dufresne Parkway (approx. 4 acres). Zoning District M-1 (proposed AV-1). Council District 2.

Mr. Gibbs: I tend to agree with you, I got several calls today with some discrepancies within the lot, the acreage and where it is going to be, so I'm inclined to table this. Can we get a second to the motion?

Mr. Foster: Second.

Mr. Gibbs: Cast your vote please.

Mr. Booth: For both?

Mr. Gibbs: For both.

YEAS: Pierre, Foster, Booth, Gibbs, Galliano, Loupe, Frangella

NAYS: None

ABSENT: None

Mr. Gibbs: That is unanimous and that will be tabled until a future Planning and Zoning meeting.

St. Charles Parish

Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZR-2013-23

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:**
Pintail Contracting Services LLC for 310 Investments, LLC
205 Beau Place 12371 Hwy 90
Luling, LA 70070 Luling LA 70070
504.329.2668
 - ◆ **Location of Site:**
579 Judge Edward Dufresne Parkway, Luling
 - ◆ **Requested Action:**
Rezoning from M-1 to AV-1 (Aviation Zoning District).
- Application Date:** 11/04/13

SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel:**
Approximately 4 acres.
 - ◆ **Zoning and Land Use:**
M-1, Vacant.
 - ◆ **Surrounding Land Uses and Zoning:**
Site is situated at end of Judge Edward Dufresne Parkway in Esperanza Business Park so commercial and light industrial development is anticipated. Presently the surroundings are in agricultural use. A C-3 use is in place approximately 800 feet from site. Satellite Center is approximately 1,500 feet away. I-310 borders rear side.
 - ◆ **Utilities:**
Water only.
 - ◆ **Traffic Access:**
Judge Edward Dufresne Parkway
- Plan 2030 Designation:**
Mixed Use Corridor

APPLICABLE REGULATIONS

Appendix A., Zoning Ordinance, Section VI.9:

Rezoning Guidelines and Criteria: Before the Planning & Zoning Commission recommends or the Parish Council rezones property, there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:

1. Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property. Reasonableness is defined as:
 - a. Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects, which tend to limit the usefulness of vacant land or buildings.
2. The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:
 - a. Undue congestion of streets and traffic access.
 - b. Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks and other public facilities.
 - c. Land or building usage which, is, or may become incompatible with existing character or usage of the neighborhood.
 - d. An oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood.
3. The proposed zoning change is in keeping with zoning law and precedent, in that:
 - a. It is not capricious or arbitrary in nature or intent.
 - b. It does not create a monopoly, or limit the value or usefulness of neighboring properties.
 - c. It does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.

- d. It does not create a spot zone, that is, an incompatible or unrelated classification which would prevent the normal maintenance and enjoyment of adjacent properties.

AND

Appendix A, Zoning Ordinance

J. AV-1 Aviation District.

Policy statement: This district provides for airports, airfields, airstrips, aviation-related facilities and compatible industrial operations of all types. Certain aviation-related uses and other uses, which may require compliance with certain conditions to ensure compatibility with other land uses in the district and in St. Charles Parish as a whole, are permitted only conditionally, as provided herein. No use permitted in an AV-1 district shall cause injury or damage to adjacent land uses, property or the public health, safety or welfare. Compliance with all applicable safety and operational standards and regulations of the Federal Aviation Administration and other applicable federal aviation regulatory authorities shall be deemed in compliance with this subsection's requirements, as applied to navigational and flight operational uses.

1. Use Regulations:

- a. Only the following uses are authorized as permitted uses within land specified as AV-1 (Aviation District):

- (1) All uses permitted in the C-3 zoning district, subject to C-3 regulations.
- (2) Airports, exclusive of any use listed or described in subsection J.2 of this section as a special permit use and the following facilities and services when developed, maintained, and/or operated as components of an airport:
 - [a.] Airport terminals, including concourses;
 - [b.] Uses within an airport terminal and/or concourse that are compatible with and appropriate to the general purpose of such a facility;
 - [c.] Food service;
 - [d.] Beverage service;
 - [e.] Vehicle rental;
 - [f.] Hotels, retail shops;
 - [g.] Bus stops;
 - [h.] Parking lots and garages (not including connections to or intersections with parish streets, roads and/or other parish public ways outside the airport perimeter);
 - [i.] Airport fences;
 - [j.] Interior airport roads (not including connections to or intersections with parish streets, road and/or other parish public ways outside the airport perimeter);
 - [k.] Warehouses;
 - [l.] Airport fire prevention, suppression, and training facilities; and
 - [m.] Airport administration and security offices.
- (3) Metal works and machine shops.
- (4) Welding shops.
- (5) Cold storage warehouses.
- (6) Produce warehouses and other warehouses if their use is related to air transportation.
- (7) Major roadway construction approved by the parish council.
- (8) Electrical power plants, light and power substations, and other public utilities drainage, sewage, waterworks, sewerage treatment plants and similar facilities, when mandated by the Parish of St. Charles or its governing authority.
- (9) Pumping stations, exclusive of fuel pumping stations.
- (10) Relay stations.
- (11) Utilities, roadways, lighting, and signage intended or designed to serve as or be an accessory to the uses listed in this subsection.
- (12) Monopoles, aerials, antennas, transmission towers, masts, and communications equipment shelters subject to the requirements and restriction found in Appendix A, Section X, Subsection G. *Exceptions and modifications to all Provisions for Construction and/or Operation of Cellular and Personal Communication Service Installations Within the Parish of St. Charles, State of Louisiana.*

- b. Signs: on-premise signs are permitted in the AV-1 Aviation District and shall comply to Appendix A, Section XXI. Subsection G. *Requirements for On-Premise Signs.*

c. Prohibited Uses:

- (1) Residential uses, except for airport hotel facilities and overnight facilities on the premises for employed public safety personnel, watchmen and/or caretakers; M-3 uses.

2. Special Permit Uses.

The following uses are prohibited unless and until specifically authorized by a special permit use granted pursuant to approval of the St. Charles Planning and Zoning Commission with a supporting resolution of the Parish Council:

- (1) Taxiways, or any extension thereof.
- (2) Airfields, or any extension thereof.
- (3) Runways, or any extension thereof.
- (4) Aviation aprons, or any extension thereof.
- (5) Airstrips, or any extension thereof.
- (6) Airport terminals not existing as of the effective date of the ordinance by which this amendment was first adopted; and any change to an airport terminal, the effect of which may result in an alteration to its footprint, an increase in its square footage, and/or an increase in the height of its structural elements.
- (7) Concourses not existing as of the effective date of the ordinance by which this amendment was first adopted; and any change to a concourse, the effect of which may result in an alteration to its footprint, an increase in its square footage, and/or an increase in the height of its structural elements.
- (8) Rail terminals.
- (9) Connections or intersections of the exits and/or entrances of garages and/or parking lots and/or of airport interior roads with parish roads, streets, and/or other parish public ways.
- (10) Tramways.
- (11) Intermodal transportation facilities.
- (12) Air cargo facilities.
- (13) Hangars.
- (14) Heliports.**
- (15) Helistops.
- (16) Railroads, railway yards and other related appurtenances.
- (17) Fuel gas storage, if the use is developed in accordance with, and complies fully with all state and federal regulations.
- (18) Fuel gas distribution stations, if the use is developed in accordance with, and complies fully with all state and federal regulations.
- (19) Gasoline storage and distribution, if the use is developed in accordance with, and complies fully with all state and federal regulations.
- (20) Any use which is permitted in an M-1 and M-2 District; applicable buffer requirements within the respective zoning district shall apply.
- (21) Any utilities, roadways, lighting, signage, drainage and/or fuel facilities intended to or designed to serve or be an accessory to any other use listed in this Section.
- (22) Electrical power plants, light and power substations, and other public utilities, drainage, sewage, waterworks, sewerage treatment plants and similar facilities, when not mandated by St. Charles Parish or its governing authority.
- (23) Use, or designation, or preparation for use of any area of an airport for emergency purposes that may have the potential to affect the health, welfare and safety of person inside and/or outside the perimeter or an airport.
- (24) Red label chemicals and products as defined by O.S.H.A. production and storage, if the use is developed in accordance with, and complies fully with all state and federal regulations regarding hazardous or obnoxious uses.
- (25) Any other use which may, by ordinance be specially authorized as a hazardous and obnoxious use in an M-1 Light-Industrial District (Appendix A, Section VI, Subsection D [I], 4. a.), provided that such hazardous and obnoxious uses comply fully with all state and federal regulations regarding hazardous or obnoxious uses.

3. Height and Area Regulations.

- a. Lot Area: A lot in the district shall be a minimum of ten thousand (10,000) square feet (as in M-1 district) with a minimum width of one hundred (100) feet).
- b. Structures: No structure shall be constructed, placed, or extended within one hundred (100) feet of any public way or within one hundred (100) feet of any boundary of the AV-1 Zoning District. Such a 100-foot buffer area shall be maintained in turf and/or plant material, or as landscaped, dust-free off-street parking area. This provision shall not apply to any uses or structures allowed in C-3 zoning districts,
- c. Parking: For each use permitted within the AV-1 Aviation District, adequate off-street parking shall comply with the regulations set forth in Appendix A, Section VIII of the Zoning Ordinance of 1981. Such parking shall not be located within 100 feet of any boundary of the AV-1 District, unless a compact hedge or row of shrubbery of at least four (4) feet in height is provided between such parking area and district boundary. In no case shall such parking area be located closer to district boundary than ten (10) feet.
- d. Notwithstanding any other provision to the contrary, height restrictions in and around the AV-1 Aviation District shall conform to all applicable state and/or federal regulations.
- e. Prior to receipt of a Certificate of Zoning Compliance for any building or structure within the AV-1 District, the plat or site plan for such building or structure, in conformity with all applicable zoning requirements, shall be filed with the Department of Planning and Zoning.

4. Transportation System: All uses within the AV-1 Aviation District shall be served by and have access only from interior access roads located within said district to carry vehicular traffic to and from major entrances and exits serving the airport, and designated and constructed according to plans approved by the parish engineer. The AV-1 Aviation District location shall be served by a federal or state highway, or by any form of passenger carrying rail transit.

5. Special Provisions:

- a. In addition to complying with the regulations of this amendment, all uses of property within the AV-1 Aviation District shall comply with all applicable and enforceable FAA regulations.
- b. In the event of any conflict between the provisions of this ordinance and FAA regulations, the stricter regulations shall prevail, except to the extent that federal law may require otherwise.
- c. Where a conflict exists between any of the regulations or limitations prescribed in this ordinance and any other regulations applicable to the same area, the more stringent limitation or requirement shall govern and prevail.
- d. Notwithstanding any other provision to the contrary, except as otherwise provided in this ordinance, the Parish Council, within its sound discretion, may in an ordinance approving a conditional use, require subdivision or resubdivision as a condition precedent to the effectiveness of a special use permit.
- e. Notwithstanding any provisions within this amendment, no airport, airfield, and/or similar aviation use, any structure associated with such a use or located within the AV-1 Aviation District shall be permitted unless they comply with state and/or federal regulations.

6. Severability: If any section, subsection, sentence, clause, word, or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

(Ord. No. 99-12-3, § I, 12-6-99)

ANALYSIS

The applicant is requesting this rezoning from M-1 to AV-1 (aviation uses) for the purpose of relocating an existing heliport to this lot at 579 Judge Edward Dufresne Parkway. The property fronts on the cul-de-sac and abuts the southbound side of I-310. It is approximately 400-feet from the nearest existing business, and approximately 1,500-feet from the Satellite Center, directly across I-310 from Ashton Plantation Estates—making it approximately 300 feet from the nearest R-1A zoning district. However, the nearest existing residence in Ashton is approximately 1,900 feet from the property.

It should be noted that Section 4 (Transportation System) of the AV-1 Zoning District also states that the AV-1 location shall be served by a federal or state highway. Judge Edward Dufresne Parkway is neither a federal nor state highway.

The site is surrounded on 3 sides by lots zoned M-1 which are currently vacant. Rezoning to AV-1 does not permit all aviation uses requested by the applicants; only the offices, fencing, and vehicular parking area for the facility. All other uses that the owner needs—the heliport, helipad, helistop—require approval of a Special Permit Use from the Planning Commission with a supporting resolution of the Parish Council. An application has been submitted for those uses (PZSPU-2013-17).

In order to receive a recommendation for rezoning approval, all criteria of at least one of the guidelines detailed in the above Applicable Regulations must be met. The Department concludes that this request meets the second criteria.

The second test is designed to protect the public interest by preventing traffic congestion and the overburdening public infrastructure and utilities, to ensure compatible land uses, and to maintain a balance of particular zoning districts in proportion to the population. The property fronts on Judge Edward Dufresne Parkway which is built to handle light-industrial traffic with access to River Road, a state highway. The traffic generated by the proposed heliport would be of the same mode—cars, trucks, possibly vans—as what currently accesses Judge Edward Dufresne Parkway. Based on the size of the parcel, and the proposed heliport use, it seems unlikely at the use would generate an amount of traffic sufficient to cause impacts to surrounding properties or the transportation network.

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Pertaining to land or building usage becoming incompatible with the surroundings, the site is located in an existing business park, zoned light-industrial. While heliports are not similar to any existing neighboring uses, many activities associated with the proposed use are similar to other light-industrial uses. Based on the size of the subject property, any development associated with the AV-1 zoning district would be relatively small. Further, uses that might have impacts beyond the range of typical light industrial require a special use permit and site-specific review under the AV-1 zoning district. Therefore, this zoning district affords a higher level of scrutiny for uses such as taxiways, runways, terminals and the like. With the special use permit requirements of the zoning district, it is unlikely that development of the property to AV-1 zoning would result in land use incompatibilities.

There would not be an oversupply of proposed AV-1 activities in proportion to population, land use and public facilities in the neighborhood. There are no similar uses or other AV-1 zoning districts within St. Charles Parish.

DEPARTMENTAL RECOMMENDATION

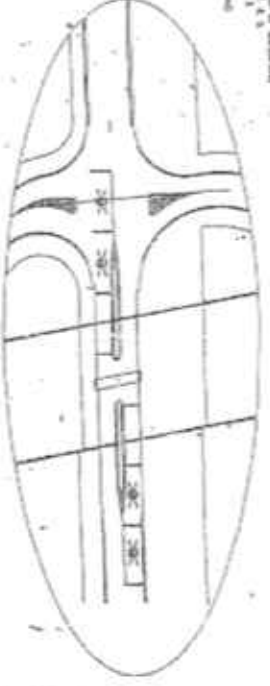
Approval.

CONSTRUCTION PLAN ESPERANTA BUSINESS PARK

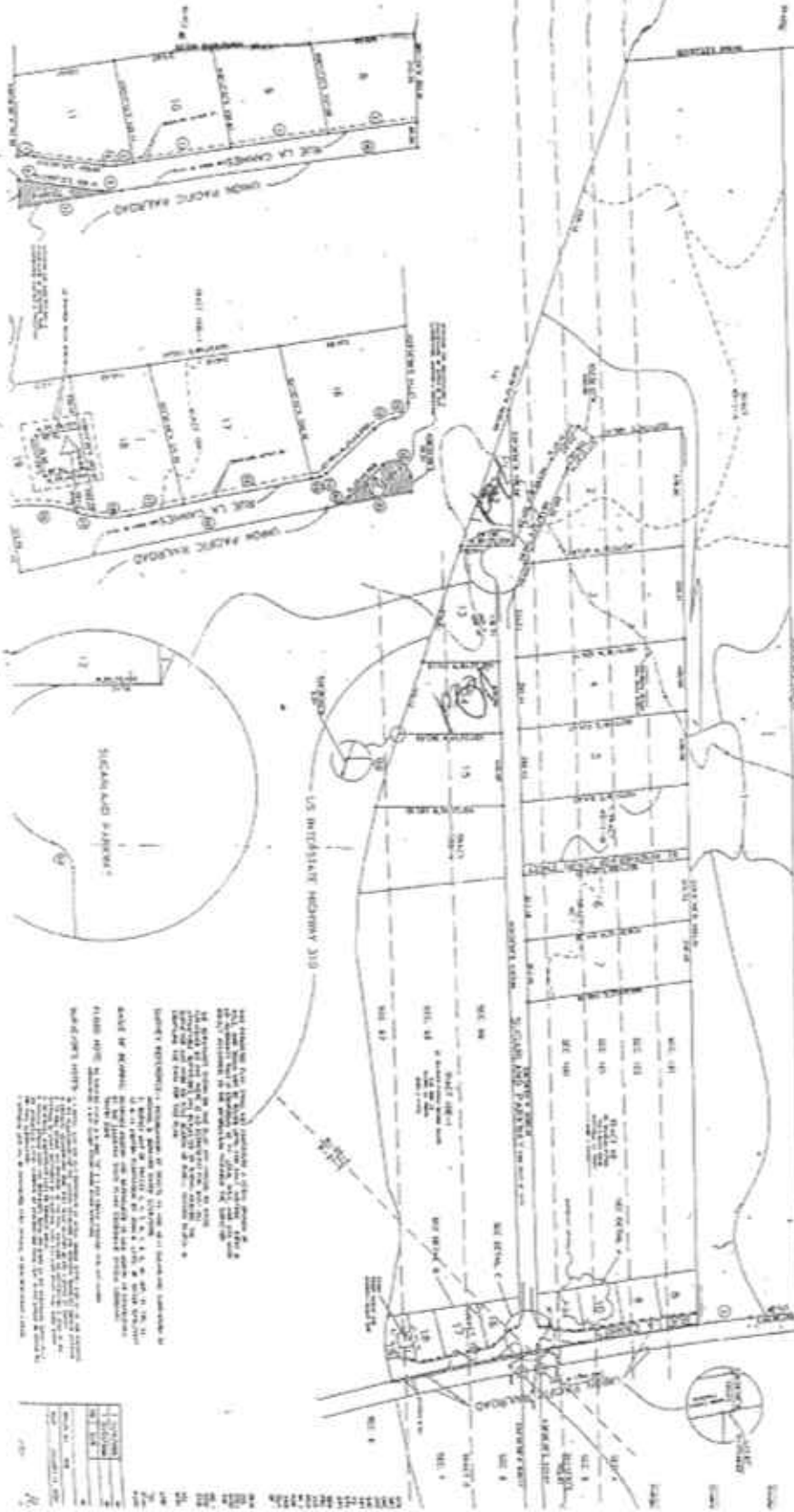
THIS PLAN AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE ESPERANTA BUSINESS PARK, HEREINAFTER REFERRED TO AS THE "PROJECT", ARE HEREBY SUBMITTED TO THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, FOR THEIR REVIEW AND APPROVAL. THE PROJECT IS LOCATED IN THE CITY OF GARDEN, CALIFORNIA, AND IS BOUND BY THE SAN ANTONIO RIVER TO THE NORTH, THE GARDEN AVENUE TO THE SOUTH, THE SAN ANTONIO RIVER TO THE EAST, AND THE SAN ANTONIO RIVER TO THE WEST.

THE PROJECT IS A DEVELOPMENT OF 100 ACRES OF LAND, MORE OR LESS, SITUATED IN THE CITY OF GARDEN, CALIFORNIA, AND IS BOUND BY THE SAN ANTONIO RIVER TO THE NORTH, THE GARDEN AVENUE TO THE SOUTH, THE SAN ANTONIO RIVER TO THE EAST, AND THE SAN ANTONIO RIVER TO THE WEST.

NO.	DESCRIPTION	AMOUNT
1	GRADING	100.00
2	PAVING	100.00
3	CONCRETE	100.00
4	STEEL	100.00
5	WOOD	100.00
6	MECHANICAL	100.00
7	ELECTRICAL	100.00
8	PLUMBING	100.00
9	PAINT	100.00
10	LANDSCAPING	100.00
11	UTILITIES	100.00
12	PERMITS	100.00
13	INSURANCE	100.00
14	CONTINGENCY	100.00
15	TOTAL	100.00



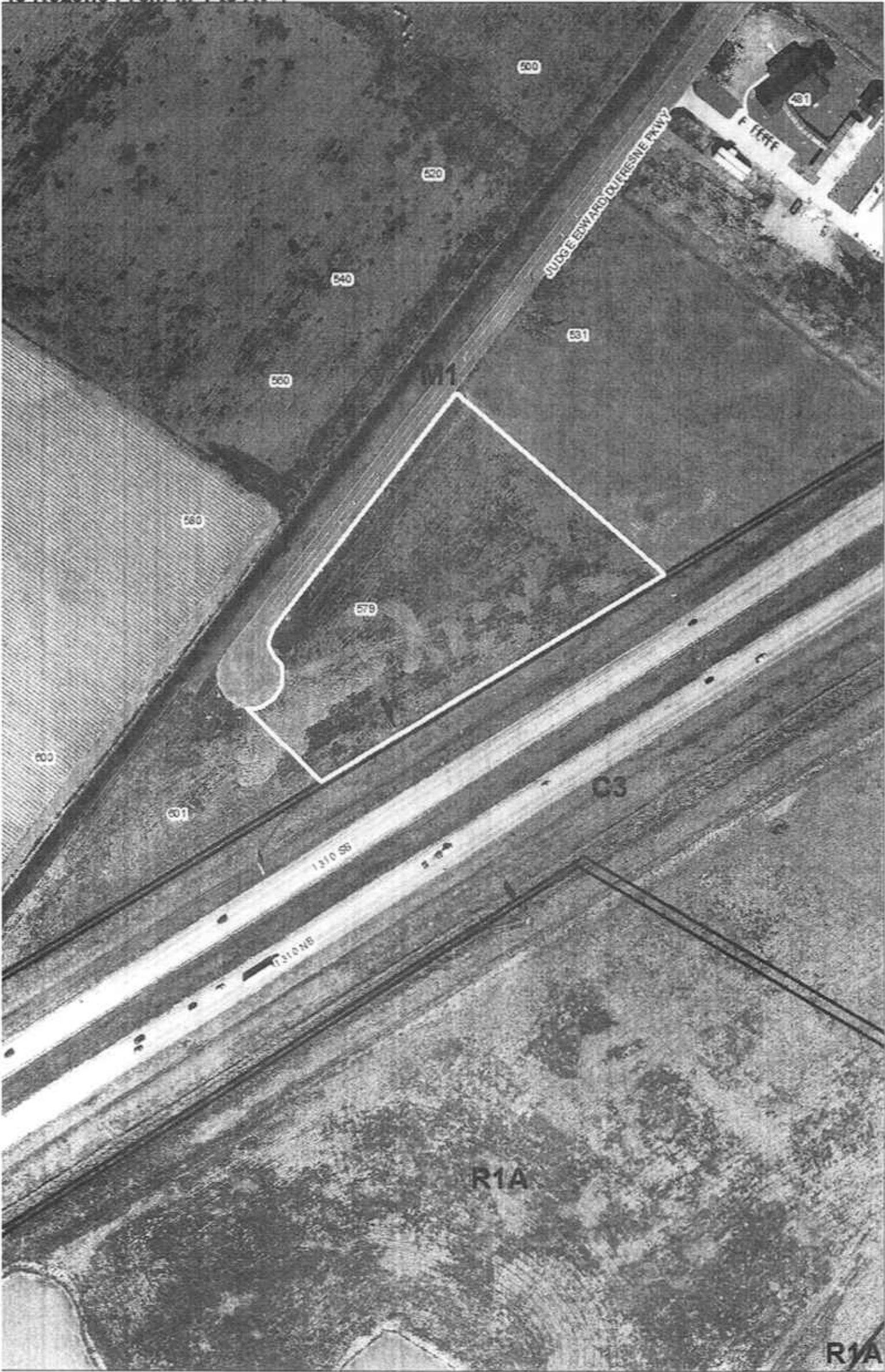
NO.	DESCRIPTION	AMOUNT
1	GRADING	100.00
2	PAVING	100.00
3	CONCRETE	100.00
4	STEEL	100.00
5	WOOD	100.00
6	MECHANICAL	100.00
7	ELECTRICAL	100.00
8	PLUMBING	100.00
9	PAINT	100.00
10	LANDSCAPING	100.00
11	UTILITIES	100.00
12	PERMITS	100.00
13	INSURANCE	100.00
14	CONTINGENCY	100.00
15	TOTAL	100.00



THE PROJECT IS A DEVELOPMENT OF 100 ACRES OF LAND, MORE OR LESS, SITUATED IN THE CITY OF GARDEN, CALIFORNIA, AND IS BOUND BY THE SAN ANTONIO RIVER TO THE NORTH, THE GARDEN AVENUE TO THE SOUTH, THE SAN ANTONIO RIVER TO THE EAST, AND THE SAN ANTONIO RIVER TO THE WEST.

NO.	DESCRIPTION	AMOUNT
1	GRADING	100.00
2	PAVING	100.00
3	CONCRETE	100.00
4	STEEL	100.00
5	WOOD	100.00
6	MECHANICAL	100.00
7	ELECTRICAL	100.00
8	PLUMBING	100.00
9	PAINT	100.00
10	LANDSCAPING	100.00
11	UTILITIES	100.00
12	PERMITS	100.00
13	INSURANCE	100.00
14	CONTINGENCY	100.00
15	TOTAL	100.00

PZR-2013-23
Pintail Contracting for
310 Investments LLC
To Rezone From M-1 to AV-1



Wendy Watkins

From: Earl Matherne
Sent: Tuesday, January 07, 2014 3:51 PM
To: Kimberly Marousek
Cc: Wendy Watkins
Subject: FW: Myu Request
Attachments: Myu - Planning Zoning.doc

From: Tim Mayeux [mailto:timyu@cox.net]
Sent: Tuesday, January 07, 2014 3:49 PM
To: Earl Matherne
Cc: jenoj@boscoBro.coxmail.com
Subject: Myu Request

Mayeux's Flying Service Inc.

PO BOX 4
LULING La. 70070
(985) 785-9688
Fax (985) 785-9489
E-mail timyu@cox.net

Earl Martherne:

With the recent change of the date of the parish Planning and Zoning meeting from the 9th to the 16th. I am requesting that the meeting be rescheduled due to prior arrangements of me being out of town and not returning till the 19th. Which leave us at a disadvantage of being capable of answering any question that might need to be answered? Would hope that the meeting could be rescheduled.

The Boards consideration would be much appreciated.

President
Tim Mayeux

Wendy Watkins

From: Fenwick A. Swann III <fenwickaswann@gmail.com>
Sent: Thursday, December 05, 2013 4:46 PM
To: Wendy Watkins
Cc: pomalley@stcharles.k12.la.us
Subject: Proposed Heliport Opposition

Dear Ms. Watkins,

I write this email in opposition to the proposed PZR-2013-23 (Rezoning) and PZSPU 2013-17 (Special Use Permit). This proposal was brought to my attention this afternoon, and I was stunned that I have seen no media coverage of this proposal, and that the nearby residents were not notified.

As a resident of Ashton Plantation subdivision, I am categorically opposed to the proposed Heliport being located less than 2000 feet from houses, and 300 feet from residentially zoned property.

As a member of the Ashton Plantation Board of Directors, I am extremely concerned that the increased noise due to takeoff and landing of helicopters, so near a residential area, will greatly decrease the quality of life of all residents in my subdivision.

As a citizen, I am concerned about the safety and security of the overall area: Judge Edward Dufresne parkway has a single outlet onto River Road, and multiple large structures potentially housing thousands of citizens (between the school, career center, new civic center, sheriff's office, and animal shelter). Any aviation accident or fuel storage accident in this limited access area has a magnified potential for harm due to the extremely limited road access in this area.

I urge the Planning and Zoning Commission to reject this rezoning request. Many other more suitable locations for an aviation district exist.

Sincerely,

Fenwick A. Swann III

Wendy Watkins

From: Celeste Uzee <cnuzee@gmail.com>
Sent: Thursday, December 05, 2013 4:26 PM
To: Wendy Watkins
Subject: Opposition to proposed heliport

I am writing to express my opposition to the proposed rezoning of land along Judge Dufresne Parkway to allow for aviation district zoning (items number PZR-2013-23 and the related PZSPU 2013-17). This rezoning runs counter to the parish's own land use policies, which specify that aviation district zoned parcels must front a STATE or FEDERAL highway. Judge Dufresne Parkway, a parish thoroughfare, is inadequate under our parish's own zoning code.

As a resident of nearby Ashton Plantation, I am personally concerned about increased noise due to helicopter takeoffs and landings. The re-zoning would place no limits on times of use or volume of use.

As a citizen, I am concerned about the safety and security of the overall area: the aforementioned parkway has a single outlet onto River Road, and multiple large structures potentially housing thousands of citizens (between the school, career center, new civic center, sheriff's office, and animal shelter). Any aviation accident or fuel storage accident in this limited access area has a magnified potential for harm due to the extremely limited road access in this area.

I urge the Planning and Zoning Commission to reject this rezoning request. Many other more suitable locations for an aviation district exist. Please do not shoehorn this heliport into this area and allow spot re-zoning to erode our quality of life.

Sincerely,
Celeste Uzee
Luling, LA

Wendy Watkins

From: Snow, Elaina <Elaina.Snow@valero.com>
Sent: Monday, December 30, 2013 9:17 AM
To: Wendy Watkins; Earl Matherne; Kimberly Marousek
Cc: austinsnow@reagan.com; fenwickaswann@gmail.com
Subject: Re:Zoning for Proposed Heliport

We are sending this to your attention to express our utmost concerns and opposition to the proposed heliport to be constructed on Judge Dufresne Parkway. We have learned that the proposal, under PZR-2013-23 (Rezoning) and PZSPU 2013-17 (Special Use Permit), is for a spot rezoning of a parcel of land directly across Interstate 310 from the Ashton Plantation Subdivision. The area in question is currently zoned commercial as an M1, and the proposal is to rezone this single parcel of land to an AV-1, or Aviation 1 designation. This would allow for the construction of a Heliport, complete with helipad, hanger, and fuel storage.

My husband and I, as well as our neighbors in Ashton Plantation are adamantly opposed to this heliport in our area. This is not a good area at all to have such a commercial enterprise. There are schools extremely close to the location, a recreation facility, and a large subdivision (Ashton Plantation) where families live. The very real possibility of an accident (helicopters are not safe at all, and crash quite often!!) looms over this area and could be disastrous for the families and children that live and go to school in the area. The noise is also a factor of contention. Residents in this area already have to put up with noise from planes overhead coming and going to the New Orleans Airport, ships blowing their horns along the Mississippi River, and the train constantly blowing their horns up and down the tracks that intersect through the area. Adding the noise from helicopters coming and going is more than we should have to endure.

We appeal to you to vote NO on these proposals so that this heliport is not built in this area. Let them find another parcel of land away from neighborhoods, schools, and parks to build their business.

Respectfully,

Elaina and Austin Snow
219 Lac Cypriere Dr.
Luling, LA 70070
985-785-3942

Wendy Watkins

From: DGuidroz <DGuidroz@jeffparish.net>
Sent: Monday, December 30, 2013 2:33 PM
To: Wendy Watkins
Subject: Possible Heliport Nearby: Zoning Issue Needs Your Attention

Ms. Watkins,

The proposal, under PZR-2013-23 (Rezoning) and PZSPU 2013-17 (Special Use Permit), is for a spot rezoning of a parcel of land directly across Interstate 310 from the Ashton Plantation Subdivision. The area in question is currently zoned commercial as an M1, and the proposal was to rezone this single parcel of land to an AV-1, or Aviation 1 designation. This would allow for the construction of a Heliport, complete with helipad, hanger, and fuel storage.

If this allowed, the spot rezoning will mean that an active Heliport and Aviation District will be placed 1325 feet away for the nearest currently occupied home in Ashton Plantation, and 449 feet away from the nearest residentially zoned property of our subdivision. This rezoning runs counter to the parish's own land use policies, which specify that aviation district zoned parcels must front a STATE or FEDERAL highway. Judge Dufresne Parkway is a parish thoroughfare, so it is inadequate under our parish's own zoning code. Thus the builders must have this spot rezoning approved prior to construction.

The location of this heliport will increase the frequency of low flying air traffic over the neighborhood and in the immediate surrounding areas, which include two schools, the new parish community center, the animal shelter, and the sheriff's headquarters.

I am asking the Planning and Zoning Department please not issue the permit for rezoning of the land.

A public meeting has been rescheduled for public hearing on **January 9, 2014** and I will be in attendance with others.

Thank you,
Donna Guidroz

Please be advised any information provided to Jefferson Parish Government may be subject to disclosure under the Louisiana Public Records Law. Information contained in any correspondence, regardless of its source, may be a public record subject to public inspection and reproduction in accordance with the Louisiana Public Records Law, La. Rev. Stat. 44:1 et seq.

Wendy Watkins

From: Jennifer Martinsen <jennifermartinsen@yahoo.com>
Sent: Tuesday, December 31, 2013 8:35 PM
To: Wendy Watkins
Subject: Heliport by Ashton Plantation

My husband Joel Martinsen and myself Jennifer Martinsen are against the heliport so close to our subdivision. Zoning should not take place to accommodate this Heliport. Aviation noise, exhaust, traffic, and many other issues will have a negative effect on our home and subdivision. We will voice our opinion in January concerning this matter. There is other land that can accommodate the needs for this Heliport. My neighbor is not one of them. Concerned Resident,

Mr. & Mrs. J.Martinsen
Sent from my iPhone

Wendy Watkins

From: william hooper <levertstcharles@bellsouth.net>
Sent: Thursday, December 05, 2013 2:35 PM
To: Wendy Watkins
Cc: fswann@bellsouth.net; Ann Clement; William Hooper
Subject: Proposal for Heliport

Good Afternoon,

There are two items on the December 5, 2013 agenda that I am very concerned about. They are regarding the proposed heliport in Luling on Judge Dufrense Parkway, PZR-2013-23 and PZSPU-2013-17. The concern is the noise from the operation of the helicopters as they land and take off. Ashton Plantation Subdivision is just across I-310 so the impact from the flights is expected to be disturbing. There are currently 168 homes in the subdivision on 302 lots. A new phase is planned that will be very close to the proposed heliport location, just across I-310, making the situation even worse for these future home owners. I am a Director for the Ashton Plantation Home Owners Association, and on behalf of the Association, I respectfully ask that this request be denied.

Sincerely, William James Hooper, Director, Ashton Plantation Home Owners Association

Wendy Watkins

From: Beau Blake <bblake@birigs.com>
Sent: Thursday, December 05, 2013 3:16 PM
To: Wendy Watkins
Subject: Planning and Zoning Commission meeting

Ms. Watkins, as a resident of Ashton Plantation, I am in favor of the proposed heliport on Judge Dufrense Parkway. This would be a great addition to the 310 corridor and a service that many of us in St. Charles Parish, who are in the oil and gas business, will utilize. Please consider the "rezoning" and "special use permit"...

Best Regards,

BB

Beau Blake
President & CEO
Blake International Rigs, LLC
office-985.274.2200 | fax-985.274.2024
Or,
Kathleen Bordelon
Assistant
Cell: 985-226-6603 | Office: 985-274-2323
kbordelon@birigs.com



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Wendy Watkins

From: Charmaine Allesandro <callesandro@gnoshots4kids.com>
Sent: Thursday, December 05, 2013 3:43 PM
To: Wendy Watkins
Subject: Proposed heliport

I am opposed to any heliport being so closely located to our subdivision. I am very familiar with the noise levels as I used to work at the Lakefront Airport and now at Children's Hospital. The helicopters are extremely noisy and could potentially decrease the value of our homes in Ashton plantation.

Charmaine

Charmaine Allesandro, RN, MHSA
Executive Director
Greater New Orleans Immunization Network

Wendy Watkins

From: Kimberly Marousek
Sent: Wednesday, December 18, 2013 12:08 PM
To: John Rome; Marny Stein; Steve Romano
Cc: Patrick O'Malley; Buddy Boe; Wendy Watkins; Earl Matherne
Subject: RE: Potential Heliport- School Board Questions

Steve,

Please see the questions below. I would recommend you send them to the applicant as soon as possible because I think they would be the most likely response for several of them.

John,

with regard to possible restrictions on the business side, these are things the planning commission/council could require through the public hearing process for the Special Permit Use. If there are particular "conditions or stipulations" on activities, setbacks, etc. the school board would like to see, please send them to us. I realize you will likely need responses to the questions below before you can answer that question.

Thanks,

Kim

From: John Rome [mailto:jrome@stcharles.k12.la.us]
Sent: Wednesday, December 18, 2013 11:54 AM
To: Kimberly Marousek; Marny Stein
Cc: Patrick O'Malley; John Rome
Subject: Potential Heliport- School Board Questions

Kim/Marny,

We attended the meeting last week at Lamar regarding the proposed heliport on Judge Edward Dufresne Parkway. We were asked to formulate questions that the school system may have and send them to Steve Romano. Can you please forward the questions below to Steve on our behalf. We would like to receive the responses in as much time as possible in advance of the Planning Zoning Commission Meeting on January 9th.

- School Board ?'s: (List of questions to Steve Romano at P & Z)
 - Number of flights during a normal school day (7am-5pm), Monday through Friday?
 - Typical flight path if heliport is located in proposed location, if can be determined?
 - What is the orientation of the landing pad/where is it located?
 - Decibels of type of helicopters if approved? Only one type? Any restrictions for future use of other type of helicopters?
 - Safety data in regards to crashes?
 - Is there potential for the building to expand under this special use permit?
 - Can we get a copy of the property, building layout, etc.?
 - Will any restrictions apply to our property if this permit is granted?
 - Will there be the potential for increased traffic b/c of the people being transported via the heliport?
 - What are the plans for parking?
 - Would this development potentially hinder a secondary exit route/access road to I-3-10?
 - Is there any concern over potential traffic accidents on I-3-10 b/c of the possible driver distraction from the heliport?
 - What is the distance of the proposed heliport from the Satellite Center property line?

Thanks,
J. Rome



John P. Rome Jr.
Executive Director of
Physical Plant Services

(781) 781-1114 OFFICE
(781) 781-4281 CELL
(781) 781-5686 FAX

jrome@stcharles.k12.la.us

1251 RIVER ROAD | LAUREL, LA 70601 | (504) 796-4099 | www.stcharles.k12.la.us

2013-0210

INTRODUCED BY: PAUL J. HOGAN, PE, COUNCILMAN, DISTRICT IV
CAROLYN K. SCHEXNAYDRE, COUNCILWOMAN-AT-LARGE, DIVISION A
WILLIAM BILLY WOODRUFF, COUNCILMAN, DISTRICT II

ORDINANCE NO. _____

An ordinance directing the Parish Administration to immediately take the steps necessary to hire the services of Lawson Environmental Services, L.L.C. which provided the Administration a quote of \$10,400 for which the Parish Council budgeted in the 2014 budget to raise and dispose of the sunken vessel "Pretty Boy" from the Scenic Waterway Bayou Des Allemands and to provide the Council Secretary with weekly updates regarding this.

NOW, THEREFORE BE IT ORDAINED, THAT WE, THE MEMBERS OF THE ST. CHARLES PARISH COUNCIL, do hereby direct the Parish Administration to immediately take the steps necessary to hire the services of Lawson Environmental Services, L.L.C. which provided the Administration a quote of \$10,400 for which the Parish Council budgeted in the 2014 budget to raise and dispose of the sunken vessel "Pretty Boy" from the Scenic Waterway Bayou Des Allemands and to provide the Council Secretary with weekly updates regarding this.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

And the ordinance was declared adopted this _____ day of _____, 2014, to become effective five (5) days after publication in the Official Journal.

ORD - RAISE VESSEL (01-21-14)

CHAIRMAN: _____

SECRETARY: _____

DLVD/PARISH PRESIDENT: _____

APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: _____

RETD/SECRETARY: _____

AT: _____ RECD BY: _____

2014-0024

**INTRODUCED BY: V.J. ST. PIERRE, JR., PARISH PRESIDENT
TERRELL D. WILSON, COUNCILMAN, DISTRICT I**

ORDINANCE NO. _____

An ordinance to approve and authorize the execution of an Act of Onerous Donation by 3C Riverside Properties, LLC, to St. Charles Parish for a certain eighty-five feet wide parcel of property adjacent to the Killona Park at 201 LA 3141 in Killona.

WHEREAS, on September 9, 2002, the St. Charles Parish Council adopted Ordinance No. 02-9-1 approving and authorizing the execution of an Act of Onerous Donation by 3C Riverside Properties, LLC, of Lot A-2 located at 201 Highway 3141 in Killona, now known as Killona Park; and,

WHEREAS, on June 4, 2012, the St. Charles Parish Council adopted Ordinance No. 12-6-4 approving and authorizing the execution of an Act of Onerous Donation by 3C Riverside Properties, LLC, for a certain eighty feet wide parcel of property adjacent to the Killona Park; and,

WHEREAS, the Parish is in need of an additional eighty-five feet wide parcel of property to accommodate the future community center at the Killona Park and 3C Riverside Properties, LLC, has agreed to donate said additional property to the Parish, as more fully shown as Lot A-2B on the survey by Lucien C. Gassen, PLS, dated October 2, 2013; and,

WHEREAS, it is the desire of the Parish Council to accept said Act of Onerous Donation.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Act of Onerous Donation by 3C Riverside Properties, LLC, to St. Charles Parish for a certain Parcel of property as shown on the survey by Lucien C. Gassen, PLS, dated October 2, 2013, is hereby approved.

SECTION II. That the Parish President is hereby authorized to execute said Act of Onerous Donation on behalf of St. Charles Parish.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

And the ordinance was declared adopted this _____ day of _____, 2014, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: _____

SECRETARY: _____

DLVD/PARISH PRESIDENT: _____

APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: _____

RETD/SECRETARY: _____

AT: _____ RECD BY: _____

ACT OF ONEROUS DONATION
BY: 3C RIVERSIDE PROPERTIES, LLC
TO: ST. CHARLES PARISH

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. CHARLES

BE IT KNOWN, that on the dates indicated below.

BEFORE the undersigned Notary Public, duly commissioned and qualified, in and for the respective Parish/County and State, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

3C RIVERSIDE PROPERTIES, L.L.C. (-***4078)**, a Louisiana Limited Liability Company having an address of 871 Ridgeway Loop Road, Suite 106, TN 38120, represented herein by Harry R. Coleman, III, its Manager/President, duly authorized by Certificate of Authority attached hereto and made a part hereof;

hereinafter referred to as Donor, which declared that it does by these presents donate, give, grant, bargain, convey, transfer, assign, set over, abandon and deliver, without any warranties whatsoever, but with full substitution and subrogation in and to all the rights and actions of warranty which it has or may have against all preceding owners and vendors, unto:

ST. CHARLES PARISH, a political subdivision of the State of Louisiana, herein represented by its President, V. J. St. Pierre, Jr., whose mailing address is P. O. Box 302, Hahnville, Louisiana, 70057; and pursuant to File No. _____, Ordinance No. _____ adopted by the St. Charles Parish Council on _____, a copy of which is attached hereto and made a part hereof;

hereinafter referred to as Donee, here present accepting for itself and its successors and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

ALL OF THAT PORTION OF FORMER Lot A-1A that has been resubdivided into former Lot A-2A to create what is now designated as Lot A-2B according to that certain Plan of Resubdivision by Lucien C. Gassen, dated October 2, 2013, entitled: "Resubdivision of Lots A-1A & A-2A Killona Playground Subdivision into Lots A-1B & A-2B in Section 62, T12S - R19E St. Charles Parish, Louisiana" recorded at COB _____, folio _____ and incorporated herein by reference, pursuant to which the property donated herein measures a first front along LA Hwy. No. 3141 of 67.15 feet and a second front of 18.38 feet, with a width in the rear of 85.5± feet, by a depth along the sideline in common with what is now designated as Lot A-1B of 275.05 feet, and a depth along the opposite sideline of 276.29 feet, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining.

Being a portion of the same property acquired by Donor from Koch Properties, Inc. by Act of Limited Warranty Deed dated August 26, 1997 recorded at COB 526, folio 130 of the official records of St. Charles Parish, Louisiana.

The above described property is subject to all outstanding mineral conveyances, mineral reservations, mineral releases, mineral servitudes and any existing easements, servitudes, rights of ways, and leases of any nature or kind whatsoever, of record and in existence; Donee acknowledges that the undersigned Notary Public has not conducted a title examination on the above described property to determine what, if any, restrictions, encumbrances or other matters of record apply to or affect the above-described property.

TO HAVE AND TO HOLD the above described property unto the said Donee, its successors and assigns forever.

This onerous donation is made and accepted subject to the condition that Donee shall not change, or allow to be changed, the zoning classification assigned to the above-described property in such a manner that would impose a greater buffer zone requirement, or other restriction, condition or limitation, than what presently applies to the development or use of Donor's surrounding property. This onerous donation is further made and accepted subject to the stipulation that the above-described property and all improvements constructed thereon shall continue to be used for public recreational purposes.

In the event the conditions, covenants, provisions and stipulations recited above are not satisfied, this Act shall be deemed rescinded and title to the above-described property, and all improvements thereon, shall automatically revert to Donor without any further action or consent required of Donee and without any obligation on Donor to compensate Donee for any improvements thereto.

Donor further reserves unto itself, its successors and assigns, and excepts from this donation, all of the oil, gas and other minerals in, under and which may be produced from the property herein donated, it being understood, however that Donor, its successors and assigns, shall have the right to produce oil, gas or other minerals in, under or from the property herein conveyed by the use of directional drilling methods only, and thus hereby waives surface rights.

Donee has accepted and does hereby accept and acknowledge delivery of the above described property from Donor, subject to and in conformity with all the conditions, covenants, provisions and stipulations set forth above.

All parties hereby agree to waive the production of tax and mortgage certificates and hereby relieve and release me, Notary, for any liability regarding their non-production. Should

any zoning, planning or other Parish ordinances affect this act, the parties hereto relieve me, Notary, from any liability or for any responsibility to determine or see to compliance of these regulations. The parties also acknowledge that no examination of the title has been made by me, Notary, and agree to relieve, release, defend, save, hold harmless, and indemnify me, Notary, from any and all claims, liabilities and responsibilities in connection therewith.

All agreements and stipulations herein contained and all of the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties hereto.

All state and parish taxes for the year 2013 have been paid by Donor. All state and parish taxes for the year 2014 shall be assumed by Donee.

THUS DONE AND PASSED in Memphis, Tennessee, on the 23rd day of January, 2014, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading of the whole.

WITNESSES:

John V. Miller
Printed Name: John Miller
Chris Deal
Printed Name: Chris Deal

DONOR:

3C RIVERSIDE PROPERTIES, LLC

Harry R. Coleman, III
BY: HARRY R. COLEMAN, III
ITS: MANAGER/PRESIDENT

Karen Mische
NOTARY PUBLIC
Printed Name: Karen Mische
Notary/Bar No.: _____



THUS DONE AND PASSED at Hahnville, Louisiana, on the ____ day of _____, 2014, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading of the whole.

WITNESSES:

ACCEPTANCE BY DONEE:
ST. CHARLES PARISH

Printed Name: _____

BY: V. J. ST. PIERRE, JR.
ITS: PRESIDENT

Printed Name: _____

NOTARY PUBLIC
Printed Name: _____
Notary/Bar No.: _____

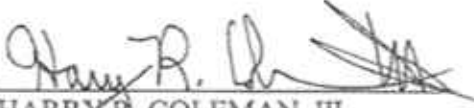
**CERTIFICATE OF AUTHORITY
3C RIVERSIDE PROPERTIES, L.L.C.**

In lieu of a special meeting of the sole member/manager of 3C RIVERSIDE PROPERTIES, L.L.C., a Louisiana limited liability company (the "Company"), the undersigned, being the sole member/manager of the Company, and acting by written consent, does hereby unanimously adopt the following resolutions:

RESOLVED, that Harry R. Coleman, III is authorized on behalf of the Company to execute an Act of Donation for the purpose of donating the following described property to St. Charles Parish, with said Act of Donation to contain such terms and provisions as he deems acceptable:

ALL OF THAT PORTION OF FORMER Lot A-1A that has been resubdivided into former Lot A-2A to create what is now designated as Lot A-2B according to that certain Plan of Resubdivision by Lucien C. Gassen, dated October 2, 2013, entitled: "Resubdivision of Lots A-1A & A-2A Killona Playground Subdivision into Lots A-1B & A-2B in Section 62, T12S - R19E St. Charles Parish, Louisiana" incorporated herein by reference, pursuant to which the property donated herein measures a first front along LA Hwy. No. 3141 of 67.15 feet and a second front of 18.38 feet, with a width in the rear of 85.5± feet, by a depth along the sideline in common with what is now designated as Lot A-1B of 275.05 feet, and a depth along the opposite sideline of 276.29 feet, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the undersigned members and managers have executed this Written Consent on the 23rd day of January, 2014.


HARRY R. COLEMAN, III
SOLE MEMBER/MANAGER



REFERENCE PLANS:
1. STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP
STATE PROJECT NO. 428-03-03 DONALDSONVILLE-NEW ORLEANS
HIGHWAY BY BLANCHARD J. MARCHAND, LAND SURVEYOR, DATED JULY
15, 1970, REVISED SEPT 25, 1971 AND JULY 21, 1971
2. KILLONA PLAYGROUND SUBDIVISION, RESUBDIVISION OF AN
UNDEVELOPED PORTION OF 3C RIVERSIDE LANDS INTO LOTS A-1, A-2,
A-3 & A-4 BY MICHAEL D. BERNARD, LAND SURVEYOR, DATED
FEBRUARY 20, 2002
3. BOUNDARY & TOPOGRAPHIC SURVEY LOT A-2 KILLONA PLAYGROUND
SUBDIVISION BY LUCIEN C. GASSEN, DATED AUGUST 12, 2008
4. RESUBDIVISION OF LOTS A-1 & A-2 KILLONA PLAYGROUND
SUBDIVISION BY LUCIEN C. GASSEN, DATED DECEMBER 28, 2011

Recorded in The Clerk of Court's office
St. Charles Parish on the 31 day of
Jan. 2014, in Book 797
Folio 185, Entry # 395118

Signature _____ Title _____

Approved/Disapproved _____
St. Charles Parish Director of Planning & Zoning
1/30/2014
Date

Approved/Disapproved _____
St. Charles Parish President
4/24/14
Date

NOTE:
ALL NECESSARY SEWER, WATER AND/OR OTHER
UTILITY EXTENSIONS SHALL BE MADE BY AND
SOLELY AT THE LOT OWNER'S EXPENSE.



CURVE DATA

NUMBER	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	67.15'	1869.86'	67.15'	N39°03'14"E
C2	609.21'	1869.86'	606.52'	N40°24'59"E

- LEGEND
- = IRON FOUND
 - = IR SET
 - OW = OUT WIRE
 - MP = POWER POLE
 - SMH = SEWER MANHOLE
 - UTPP = UTILITY POWER POLE
 - WV = WATER VALVE
 - X— = FENCE
 - O/S = OFFSET
- BEARINGS ARE BASED ON
REFERENCE PLAN NOS. 2 AND 3

RESUBDIVISION OF LOTS A-1A & A-2A
KILLONA PLAYGROUND SUBDIVISION
INTO LOTS A-1B & A-2B
IN SECTION 62, T12S - R19E
ST. CHARLES PARISH, LOUISIANA
SCALE: 1" = 200'
OCTOBER 2, 2013

The reference plans shows no servitudes
and no information regarding servitudes
was furnished by the owner or his agent.
No further research regarding servitudes
was performed for this survey.

This is to certify that I have consulted
the Flood Insurance Rate Maps and found
that this property is in Zone X.

I certify that this plat represents an actual
ground survey performed under my supervision
and is in accordance with the Louisiana
standards of practice for a Class C survey.

Lucien C. Gassen, PLS
LUCIEN C. GASSEN, PLS
Registration No. 353
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070

CERTIFIED TO ST. CHARLES PARISH